

David C. Wakefield, Esq. Bar #: 185736  
Lightning Law, APC  
10620 Treena Street, Suite 230  
San Diego, CA 92131  
Telephone: 619.485.4300; Facsimile: 619.342.7755  
E-mail: dcw@DMWakeLaw.com; wakefieldlawassistant@gmail.com  
Attorney for Plaintiffs

**UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA**

**UNITED AFRICAN-ASIAN  
ABILITIES CLUB, ON BEHALF  
OF ITSELF AND ITS  
MEMBERS; JAMES LEE, An  
Individual**

**Plaintiffs,**

**v.**

**RAY MAR ENTERPRISES, A  
CALIFORNIA LIMITED  
PARTNERSHIP; AND DOES 1  
THROUGH 10, Inclusive**

**Defendants.**

**Case No:**

**COMPLAINT**

**DISCRIMINATORY  
PRACTICES**

**[US Fair Housing Act of 1988 [42  
U.S.C. §§ 3600 et seq, §3604(c),  
§3604(f)(1-3), et seq.; CA  
Government Code 12925, 12927,  
12955; CA Civil Code §§ 51, 52,  
54.3**

**DEMAND FOR JURY TRIAL**

**INTRODUCTION**

1. Plaintiffs make the following allegations in this civil rights action:

**JURISDICTION AND VENUE**

2. The federal jurisdiction of this action is based on the 42 U.S.C. §§ 3601, 3604 et. seq. - the U.S. Fair Housing Act Amendments of 1988 (Defendants' apartment property consist of four (4) or more residential units), and 42 U.S.C. § 12101 et. seq., the federal Americans With Disabilities Act. Venue is proper in this

1 United States District Court for the Central District of California pursuant to 28  
2 U.S.C. § 1391(b), because a substantial part of Plaintiffs' claims arose within said  
3 Judicial District.

4 **SUPPLEMENTAL JURISDICTION**

5 3. This United States District Court for the Central District of California has  
6 supplemental jurisdiction over the California state claims as alleged in this  
7 Complaint pursuant to 28 U.S.C. § 1367(a).

8 **NAMED DEFENDANTS AND NAMED PLAINTIFFS**

9 4. The term Plaintiffs as used herein specifically include the corporate Plaintiff  
10 entity known as the United African-Asian Abilities Club, On Behalf Of Itself And Its  
11 Members (hereinafter referred to as "Club" or "UAAAC"); and the individual  
12 Plaintiff JAMES LEE (hereinafter referred to as "LEE" or the "named Individual  
13 Plaintiff". The Plaintiff Club and Plaintiff LEE are sometimes collectively referred  
14 to as the "named Plaintiffs" or "Plaintiffs".

15 5. Plaintiff United African-Asian Abilities Club (UAAAC) is registered and in  
16 good standing as a Nevada corporation. The named individual Plaintiff LEE is a  
17 member of the Plaintiff Club organization.

18 6. Plaintiffs are informed, believe, and thereon allege that named Defendant RAY  
19 MAR ENTERPRISES, A CALIFORNIA LIMITED PARTNERSHIP is the operator  
20 of the apartment rental business known as Las Mariposas Apartments located at  
21 7840-60 Valley View Street Buena Park, CA 90620. Plaintiffs are informed,  
22 believe, and thereon allege that Defendant RAY MAR ENTERPRISES, A  
23 CALIFORNIA LIMITED PARTNERSHIP is the owner, operator, and/or lessor of  
24 the real property located at 7840-60 Valley View Street Buena Park, CA 90620  
25 (hereinafter referred to as the "Property").

26 7. Defendant RAY MAR ENTERPRISES, A CALIFORNIA LIMITED  
27  
28

PARTNERSHIP is, and at all times mentioned herein were, a business or corporation or franchise, organized and existing and/or doing business under the laws of the State of California. Defendants Does 1 through 10, were at all times relevant herein subsidiaries, employers, employees, and/or agents of the named Defendants.

### **CONCISE SET OF FACTS**

8. The named Individual Plaintiff Lee has hip and knee conditions, uses a device for mobility, is unable to walk any distance, and also has a vision disability. Plaintiff Lee is also a member of the Plaintiff Club. The individual Plaintiff Lee had specific dates wherein he intended to go the Defendant's Property to access Defendants' rental services. Plaintiff Lee has actual knowledge of the overt and obvious physical and communication barriers at Defendants' Property. Plaintiff Lee determined that the open and obvious physical barriers that exist at Defendants' Property directly related to his disabilities, and that it would be impossible or extremely difficult for him to physically access Defendants' on-site rental services. See ¶¶ 25. Plaintiff Lee had knowledge of access barriers at the Property and determined that it would be futile gesture for him to go to the Property on the date that he had intended. The named Individual Plaintiff Lee was deterred by his actual knowledge of the physical and communication barriers that exist at Defendants' Property and also Defendants' website communication barriers. As used herein, website means any internet website where Defendants control the content. Exhibit B states the websites controlled by Defendants. Plaintiff Lee also attempted to access Defendants' rental services on Defendants websites but experienced great difficulty due to Defendants' failure to provide accessible website features.

9. The named Individual Plaintiff Lee attempted to use Defendants' website to access Defendants' online rental services, but had great difficulty due to his disabilities. The named Individual Plaintiff Lee also could not determine from

1 Defendants' website content whether Defendants' rental services at the property or  
2 off the property, and common areas at the property were physically accessible to  
3 him. The named Individual Plaintiff Lee requested that Plaintiff Club assist him to  
4 obtain information regarding the physical accessibility of Defendants' on-site office  
5 where Defendants' offer its rental services. In response to the named Individual  
6 Plaintiff's request, Plaintiff Club sent one of its members to Defendants' physical on-  
7 site office. The named Individual Plaintiff personally reviewed all the information  
8 and photographs of Defendants' property. As a result, the named Individual Plaintiff  
9 has actual knowledge of the overt and obvious physical and communication barriers  
10 at Defendants' Property. The named Individual Plaintiff determined that the open  
11 and obvious physical barriers that exist at Defendants' Property directly related to his  
12 disabilities, and that it would be impossible or extremely difficult for him to  
13 physically access Defendants' on-site rental services. See ¶¶ 25. The named  
14 Individual Plaintiff Lee had actual knowledge and determined that it would be futile  
15 gesture for him to go to the Property on the date that he had intended. The named  
16 Individual Plaintiff was deterred by his actual knowledge of the physical and  
17 communication barriers that exist at Defendants' Property and website. The named  
18 Individual Plaintiff made a written request to Defendants' for an accommodation to  
19 have equal access to Defendants' rental services and to eliminate the communication  
20 and physical barriers to Defendants' rental services, both online and at the property.  
21 At the end of this action, the named Individual Plaintiff Lee intends to return to  
22 Defendants' website and physical office on or off the property location to obtain  
23 rental information and verify that the communication and physical barriers to  
24 Defendants' rental services are removed.

25  
26 10. The named Plaintiff Club is an organization that advocates on the behalf of its  
27 members with disabilities when their civil rights and liberties have been violated.  
28

1 Plaintiff Club and Plaintiff Lee investigated Defendants' websites and apartment  
2 Property in November, 2022, and in December, 2022. The named Plaintiffs  
3 investigated Defendants apartment property and Defendants websites. Plaintiff Club  
4 member Sharon Riguer investigated the Property on the Internet websites.  
5 Additional Plaintiff Club members investigated Defendants websites and found that  
6 they did not provide equal access. The results of the research from Club Member  
7 Sharon Riguer are contained in the Exhibit B to this Complaint. Club members  
8 ascertained that Defendants' rental services at Defendants Property were not  
9 physically accessible to Plaintiff Lee by a Club member with a disability who went  
10 to Defendants' apartment Property, and said Club member attempted to access  
11 Defendants' on-site rental services.

12 11. Plaintiff Club diverted its time and resources from its normal purposes  
13 because of Defendants' service, policy, program and physical barriers to Defendants  
14 rental services at Defendants' websites and Property. Club personnel conducted  
15 detailed Internet searches to determine if Defendants provide large print, deaf  
16 interpreter, therapy animal, the required reasonable accommodation policy, and  
17 required reasonable modification policy. Further, the Club retained contractors to  
18 investigate said policies, to survey the property, to photograph the property, to  
19 investigate when the Property was constructed, to investigate the Property ownership  
20 and to have an access report prepared. Plaintiff Club also diverted staff to  
21 investigate Defendants' Internet presence to determine compliance with the FHA and  
22 ADA. Plaintiff Club also investigated Defendants' written rental materials such as  
23 brochures, rental applications and leases. Moreover, Plaintiff Club made an oral  
24 investigation to ascertain Defendants' companion animal, deaf interpreter and  
25 reasonable accommodation and reasonable modification policies. Plaintiff Club also  
26 caused a physical access consultant to be retained to survey Defendants' facility.  
27  
28

1 Plaintiff Club's findings regarding Defendants' rental services and facilities were  
2 incorporated into an Access Report. The Access Report also details the known overt  
3 and obvious physical access violations at the Property, but it is not intended as an  
4 exhaustive list of existing violations. Due to these necessary activities to investigate,  
5 Plaintiff Club's time and resources were diverted from its normal activity. Plaintiff  
6 Club suffered injury and also suffered monetary damages due to the diversion of the  
7 Club's resources from its normal purposes.

8 12. Plaintiffs allege that Defendants control, operate, and maintain web pages at  
9 different apartment websites where Defendants offer its rental services.  
10 Additionally, Defendants have a physical office location at the Property where they  
11 also offer their rental services.

12 13. Plaintiffs allege that Defendants' websites have a close nexus to Defendants'  
13 physical site rental services because the websites refer to Defendants' rental services  
14 that are offered at Defendants' actual physical office on or off the site. Therefore,  
15 Plaintiffs allege that the websites are also places of public accommodation.  
16 Defendants control the websites to the extent that Defendants can change the website  
17 content to make modifications to comply with the FHA and ADA. Therefore,  
18 Plaintiffs allege that Defendants can modify the content of Defendants' websites to  
19 improve access for Plaintiffs and people with disabilities.  
20

21 14. In this case, the named Plaintiffs allege that the Defendants failed to provide a  
22 TTY number or the text messaging system for Plaintiffs and other people that are  
23 deaf or people with speech conditions. Plaintiff Club members have a speech  
24 disability. Moreover, Plaintiff Club alleges that the Defendants did not modify their  
25 websites to eliminate non-readable text to allow the blind and people with low vision  
26 to use the screen reader software to access the information on the website, yet they  
27 also failed to use large print on their websites. See Exhibit B to this Complaint.  
28

1 Plaintiffs assert that most popular screen reader programs are called Jobs Access  
2 With Speech or “JAWS” and Apple’s VoiceOver Software. Defendants actions  
3 discriminate against Plaintiff Club, specifically Club members who have low vision  
4 disabilities. Each of the Club members above cannot use the websites controlled by  
5 the Defendants. Modifications to Defendants’ websites will not fundamentally alter  
6 the rental services provided and will also not cause an undue burden to Defendants,  
7 because the cost is less than One Thousand Dollars (\$1,000).

8 15. On November 06, 2022, and on a second subsequent date, Plaintiff Club  
9 attempted to make a request to the Defendants for reasonable accommodation at the  
10 property. On November 30, 2022, the named individual Plaintiff LEE and Plaintiff  
11 Club emailed to the Defendants a written request for a reasonable accommodation.  
12 In December, 2022, Plaintiff LEE and Plaintiff Club, mailed a written request for a  
13 reasonable accommodation. Defendants failed to respond to both Plaintiffs requests  
14 for reasonable accommodation as of the date of the filing of this Civil Complaint.

15 16. Plaintiffs are not able to access Defendants rental services due to existing  
16 overt and obvious communication and physical barriers to access Defendants’ rental  
17 services both at its online website and at the physical office. Due to the overt and  
18 obvious physical barriers as alleged herein below, which are required to be removed,  
19 Plaintiffs requested that Defendants accommodate them to provide access to  
20 Defendants’ rental services.

21 17. The named Plaintiffs allege that an accommodation is also obvious when a  
22 whole group of the protected persons requires it. For example, when the public  
23 without disabilities are required to get up to a second level, the public would be very  
24 disturbed if they were required to request steps to go up to second level. When the  
25 accommodation is specific to a particular person with a disability, then that person  
26 may be required to make a request, because the accommodation is not obvious.  
27  
28



1 18. Plaintiffs allege that they are not required to make a request for reasonable  
2 accommodation and for auxiliary aids when the barriers to communication are overt  
3 and obvious. However, in the present case, Plaintiffs did make such requests for  
4 accommodation to eliminate overt and obvious barriers to its rental services  
5 communications. Plaintiffs allege that providing effective contact information for  
6 Defendants' rental services on the internet is an obvious accommodation. The  
7 general public does not need to request a contact number from the Defendant  
8 apartment owner or operator when they desire to rent a place. Defendants provide the  
9 contact number on their website. Therefore, Plaintiffs allege that Defendants are  
10 required to provide the obvious accommodation of effective communication for  
11 people that are deaf or with speech impediment on their website without a request.  
12 Defendants must make their rental services accessible without the need for a prior  
13 request. Furthermore, Defendants have a duty to remove architectural barriers and  
14 communication barriers to their rental services without request.

15 19. Plaintiffs allege that there is disparate treatment on the internet related to the  
16 amenities being offered to people without disabilities and people with disabilities.  
17 All the below facts and the facts stated elsewhere herein have a disparate impact on  
18 the disability community. The named Plaintiffs experienced and have knowledge of  
19 the below facts that the Plaintiffs ascertained from Defendants' websites. Defendant  
20 operates an apartment property. The property is located at 7860 Valley View St,  
21 Buena Park, CA 90620. The property was built in 1972 and has 2 stories with 96  
22 units. The rent is approximately: \$2,300 - \$2,670. The internet provides a wealth of  
23 information regarding the property. The internet advertises that the property has  
24 amenities that include: Unique Features: BBQ Area, Closet, Granite Throughout in  
25 select units, Stainless Steel Appliances in select units, Two Playgrounds; Community  
26 Amenities: Package Service, Laundry Facilities, Maintenance on site, Property  
27  
28



1 Manager on Site, Laundry Service, Clubhouse, Storage Space, Pool, Playground,  
2 Basketball Court, Gated, Grill, Picnic Area; Apartment Features: High Speed  
3 Internet Access, Air Conditioning, Heating, Ceiling Fans, Smoke Free, Cable Ready,  
4 Storage Units, Dishwasher, Disposal, Granite Countertops, Stainless Steel  
5 Appliances, Microwave, Range, Carpet, Balcony, Patio; Pet Policies: Cats Allowed:  
6 Indoor, Pet deposit \$200; Parking: Surface Lot: 1 space, Unassigned Parking;  
7 Covered: 1 space, Assigned Parking; Application Fee \$35. The property advertises  
8 on trulia.com, rent.com, realtor.com, apartmentguide.com, apartmentfinder.com,  
9 westsiderentals.com, zillow.com. It is very important to know that on trulia.com,  
10 rent.com, apartmentguide.com, apartmentfinder.com, westsiderentals.com,  
11 zillow.com there is the equal housing opportunity logo. The plaintiff alleges that  
12 there is disparate treatment on the internet related to the amenities being offered to  
13 people without disabilities and people with disabilities. For example, the tow signage  
14 was not installed. The accessible parking space had an access aisle, which was not  
15 van accessible. The aisle did not have the “no parking” included in the access aisle.  
16 The office had a high threshold. There was no International Symbol of Accessibility.  
17 The Internet does not state the accessible amenities at all. Also, the statement the  
18 “equal housing opportunity statement” is misleading. In fact, the property is not  
19 completely accessible. All the above facts and the facts stated herein have a disparate  
20 impact on the disability community.

21  
22 20. On Defendants’ websites, they allow the public without deafness and without  
23 speech impairments to participate by providing them with a telephone number to  
24 call. However, Plaintiff Club members that are deaf and or with speech impairments  
25 are denied equal access to participate because the Defendants do not have any  
26 effective communication.

27 21. Defendants provide websites for people without disabilities to benefit from the  
28

1 rental services without going to the apartments to learn about the properties.  
2 However, for people with disabilities that require the access to the facility, the  
3 Defendants do not provide any information on the websites regarding if the office on  
4 or off the site is accessible. Moreover, the Defendants provide the telephone number  
5 for the public to call to inquire about the rental services without providing any  
6 effective alternative communications for Plaintiffs and other people that are deaf or  
7 have speech impairments.

8 22. For people without disabilities, the Defendants provide all of the information  
9 on their websites. For Plaintiffs with disabilities, Defendants require them to travel to  
10 the Property to determine if it is accessible, then require them to request the effective  
11 communication, and then thereafter to request a reasonable accommodation to the  
12 overt and obvious communication barrier. Therefore, Defendants require Plaintiffs  
13 and other people with disabilities to suffer a separate benefit.

14 23. Additionally, the named Plaintiffs are alleging photograph discrimination  
15 related to the physical access of each of the apartments within Exhibit B to this  
16 complaint. The purpose of Defendants' internet photographs is to entice perspective  
17 renters to apply online or to contact the Defendants to rent a place. Defendants'  
18 internet photographs only entice people without mobility disabilities. Defendants'  
19 internet photographs exclude any photographs of any accessible features that would  
20 aid the Plaintiffs. For example, there is no photograph of accessible parking. There  
21 are no photographs of the accessible route to the office on or off the site. There are  
22 photographs of the accessible route to the manager's office. There are no photographs  
23 related to the access to get into and use the rental or manager's office. There are no  
24 photographs related to the accessible route of the common area. There are no  
25 photographs of the accessible units. In fact, all the photographs lead a person with a  
26 mobility disability to believe that the apartments are not accessible, or that they must  
27  
28

1 have someone go to the properties to make sure it is accessible. However, people  
2 without disabilities are not required to go to the Property to see if it is accessible.

3 24. Defendants websites and Defendants' rental services are not integrated for  
4 people with disabilities as required. Plaintiffs are required to request an  
5 accommodation. People without disabilities can access the websites and the rental  
6 services without any problem, but Plaintiffs and other people with disabilities are  
7 required to request for separate rental services. People with mobility conditions are  
8 not integrated when using the websites because they must go to the apartments to  
9 determine if they are accessible, but people without disabilities need only access  
10 Defendants' websites to determine they can use them. People that are blind and with  
11 low vision disabilities must request help to read the website information because the  
12 printed information is too small, but people without disabilities can access the  
13 websites without asking for help. Plaintiffs and other people with deafness or people  
14 with speech condition must ask for help calling the number on the websites, because  
15 Defendants fail to provide a TTY number to contact, or Defendants fail to provide a  
16 texting system. Defendants discriminated against the Plaintiffs.

17 25. Plaintiff Club member went to Defendant's apartment facilities at the Property  
18 in November, 2022, and on a second subsequent date, to access the rental services.  
19 The Named Individual Plaintiff has actual knowledge of Defendants' overt and  
20 obvious physical barriers, that relate to this Plaintiff's disabilities, to Defendants'  
21 Property on-site rental services that this Named Individual Plaintiff intended to visit  
22 in November, 2022, and on a second subsequent date, but this Plaintiff was deterred  
23 from accessing Defendant's rental services located on the Property. Defendants  
24 provide rental information, rental applications, and other rental services on-site at the  
25 Property. Defendants' agents confirmed to the Plaintiffs that rental information,  
26 rental applications, and other rental services were available on-site at the Property.  
27  
28

1 Defendants' rental services at the Property are not accessible. Defendants' path of  
2 travel from the sidewalk to the rental services is not accessible since it has step  
3 changes in level along the path. There is a step change in level that must be  
4 traversed to access the main entrance to the complex. The main entrance door  
5 leading into the complex fails to have the required smooth and uninterrupted surface  
6 at the bottom of the door. The main entrance door leading into the complex is not  
7 accessible due to a significant step change in level at the main entrance door  
8 threshold that is not beveled or ramped. The operating hardware on the main  
9 entrance door is a round knob. The operating hardware is also mounted too high to  
10 be accessible. The pressure required to operate the main entrance door is excessive.  
11 Defendants do not provide the required directional signage as to the designated path  
12 of travel from the sidewalk to Defendant's rental services. Defendant's rental  
13 services entrance is not accessible due to a significant step change in level at the  
14 rental services door threshold that is not beveled or ramped. The Named Individual  
15 Plaintiff has mobility disabilities and these step changes in level and the other stated  
16 issues cause the path of travel and the rental services entry to be not accessible.  
17 Defendants failed to provide any directional signage indicating an alternate  
18 accessible path of travel to the rental services. Defendants failed to provide the  
19 required fully compliant van accessible disabled parking for the rental services.  
20 Defendants failed to provide a dimensionally compliant van accessible disabled  
21 parking space and disabled parking access aisle, the required disabled parking  
22 signage, including tow away signage, fine signage, ground markings, and failed to  
23 locate said parking on a level surface and nearest the rental services. Defendants  
24 also failed to provide compliant tow away signage. The Named Individual Plaintiff  
25 requires the use of a compliant van accessible disabled parking space to safely exit  
26 and re-enter the vehicle. Defendants' failure to provide the required compliant  
27 disabled parking, disabled parking access aisle, disabled parking disability signage,  
28

1 access aisle, and disability ground markings, such that the Named Individual Plaintiff  
2 is not able to safely park at Defendants' establishment since the individual Plaintiff  
3 may be precluded from exiting or re-entering the vehicle if the disabled parking and  
4 disabled parking signage is not present and others park improperly. Additionally,  
5 Defendants failed to provide the required accessible path of travel from the parking  
6 area to the rental services since the existing path of travel has step changes in level.  
7 Additionally, Defendants overt and obvious communication barriers were also  
8 present at the rental services in November, 2022, and on a second subsequent date.  
9 Defendants failed to provide any method of text communication with their rental  
10 services and failed to publish any information as to how to initiate text  
11 communication contact. The Named Individual Plaintiff had actual knowledge of  
12 these barriers at Defendants' Property that Plaintiff intended to visit, and the Named  
13 Individual Plaintiff was deterred from accessing Defendants' rental services at the  
14 Property again in December, 2022. See Property photos in Exhibit B and Exhibit C.  
15 26. Plaintiff Club and the named Individual Plaintiff desire to make sure that  
16 Defendants' rental services at Defendants' physical office location and Defendants'  
17 websites are fully accessible to Plaintiff Club's members, the named Individual  
18 Plaintiff, and other people with disabilities. Plaintiff Club, its Club members, and the  
19 named Individual Plaintiff all have actual knowledge of Defendants' discriminatory  
20 conditions, and they are currently deterred from attempting further access until the  
21 barriers are removed. Plaintiff Club and the named Individual Plaintiff intend to  
22 return to Defendants' Property and Defendants websites at the end of this action to  
23 obtain rental services, and to verify that the communication and architectural barriers  
24 are removed. The named Plaintiffs' intent to return is genuine. In this case, Plaintiff  
25 Club has numerous members residing near Defendants Property. Plaintiff Club's  
26 members have actual knowledge of the discriminatory conditions as alleged herein  
27 when the Plaintiff Club investigated the Property and the rental services and  
28

determined that the Club members would not be able to use the rental services due to the discriminatory conditions. Therefore, Plaintiff Club members were and are deterred from visiting the properties. Plaintiff Members were not required to actually visit the properties. See *Civil Rights Education & Enforcement Center v. Hospitality Properties Trust*, 867 F.3d 1093 (9th Cir. 2017). However, a member of Plaintiff Club did visit and attempt to access Defendants' rental services at Defendants' physical office at the Property. Plaintiff Club and the individual Plaintiff have specific plans to visit at the conclusion of this case to obtain rental information and to verify the Defendants ceased its discriminatory conduct by removing communication and physical barriers to access to the rental services.

## **DISCRIMINATORY PRACTICES IN HOUSING ACCOMMODATIONS – FAIR HOUSING ACT CLAIMS**

### **27. FHA Standing:**

Based on the facts plead at ¶¶ 8 - 26 above and elsewhere herein this complaint, Defendants discriminated against Plaintiffs in violation of FHA sections § 3604(f)(1- 3) and 42 § 3604(c), as further detailed below. As a result, the present named Plaintiffs suffered injury as a result of Defendants discriminatory actions, and named Plaintiffs now pray for damages, injunctive relief, declaratory relief, and other relief as hereinafter stated. The Federal Fair Housing Act applies to Defendants' apartment complex since it has more than 4 residential units. FHA standing is substantially broader than standing under the ADA due to the critically important need of adequate availability of housing for the disabled. A potential plaintiff is not even required to have an interest in renting a particular property or dwelling to have standing. *Smith v. Pacific Properties and Development Corp*, 358 F.3d 1097, 1099 (9th Cir 2004) [Testers have standing to bring Fair Housing Act claims, *Id* 1099, 1104]. Under the Act, any person harmed by discrimination,

1 whether or not the target of the discrimination, can sue to recover for his or her own  
2 injury. *See Trafficante v. Metropolitan Life Ins. Co.*, 409 U.S. 205, 212, 93 S.Ct. 364,  
3 34 L.Ed.2d 415 (1972). “This is true, for example, even where no housing has  
4 actually been denied to persons protected under the Act.” *San Pedro Hotel v City of*  
5 *Los Angeles*, 159 F.3d 470, 474-475 (9<sup>th</sup> Cir 1998). In the present case, the named  
6 Plaintiffs alleged they suffered the injury of discriminatory conduct by Defendants,  
7 and that the named Plaintiffs suffered monetary and other damages as a result. The  
8 named Plaintiffs seek injunctive relief as well as damages, both of which are  
9 available under 42 USC § 3613(c). Assuming *arguendo* in the present case, that  
10 prospective injunctive relief was not available to Plaintiffs due to mootness or  
11 otherwise, which Plaintiffs dispute; the named Plaintiffs are still permitted to recover  
12 damages under their federal FHA claims. *Harris v Itzakhi*, 183 F.3d 1043, 1050 (9<sup>th</sup>  
13 Cir 1999) [During the appeal in *Harris* case, the plaintiff therein moved Three  
14 Thousand (3000) miles away and her injunctive claims became moot. However,  
15 Plaintiff’s claim for damages survived and was not affected]. In the present case,  
16 while Plaintiffs can satisfy the injunctive relief prudential standing requirements, the  
17 above Ninth Circuit *Harris* court authority makes it clear that those prudential  
18 standing requirements for injunctive relief are not applicable to Plaintiffs FHA  
19 damage claims. Hence, in the present case, Plaintiffs damage claims survive even if  
20 prospective injunctive relief is not available. The present Plaintiff Club has  
21 organization standing separately on its own under the FHA. Additionally, under the  
22 FHA, Plaintiff Club has associational standing to assert its Club member claims  
23 since it only seeks injunctive and declaratory relief as to its Club members. Plaintiff  
24 Club and the named Individual Plaintiff have standing with respect to the following  
25 FHA claims.

26 ///

27 ///



CLAIM I: Discrimination In Violation of 42 § 3604(f)(1) - Failure To Have A Policy For Receiving Prospective Tenant Accommodation Requests, Failure To Train Staff, And Failure To Make The Policy Known To The Plaintiffs

28. Based on the facts plead at ¶¶ 8 - 26 above and elsewhere herein this complaint, the named Plaintiffs suffered discrimination by Defendants in violation of this FHA section. This FHA statute states it is unlawful to discriminate in the sale or rental, or to otherwise make unavailable or deny, a dwelling to any buyer or renter because of a handicap of (A) that buyer or renter; (B) a person residing in or intending to reside in that dwelling after it is so sold, rented, or made available; or... §3604(f)(1) [emphasis added]. See *Texas Dept. of Housing and Community Affairs v Inclusive Communities Project*, 135 S.Ct. 2507, 2519 (2015) [FHA statutory scheme permits disparate impact claims, and those type of claims do not require intent]. due to Defendants' communication and architectural barriers, Defendants discriminated against Plaintiffs by failing to have a policy, practice, or method for Plaintiffs to make a reasonable accommodation request for equal access to their rental services on their website or at their on-site office at the Property. Defendants have an affirmative duty to have a policy, process to receive such accommodation requests and to respond to said requests. See *Giebel v. M & B Associates*, 343 F.3d 1143 (9<sup>th</sup> Cir. 2003). As a result, Defendant caused Plaintiffs to suffer disparate impact discrimination.

CLAIM II: Failure to Engage in Interactive Process In Violation Of The Fair Housing Act And California Fair Employment And Housing Act

29. Based on the facts plead at ¶¶ 8 - 26 above and elsewhere herein this complaint, Plaintiffs suffered discrimination by Defendants in violation of FHA section § 3604(f)(1) and § 3604(f)(2). Plaintiffs contend that Defendant failed to

engage in a good-faith interactive process to determine and to implement effective reasonable accommodations so that Plaintiffs could gain equal access Defendants' rental services, to apply for a lease, or to allow Plaintiffs to access Defendants' physical office on or off the site and apartments.

CLAIM III: Discrimination In Violation of 42 § 3604(f)(2)

30. Based on the facts plead at ¶¶ 8 - 26 above and elsewhere herein this complaint, the named Plaintiffs suffered discrimination by Defendants in violation of this FHA section § 3604(f)(2). This FHA section states "it shall be unlawful to discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection with such dwelling". Plaintiffs more specific factual basis for this claim is set forth above at ¶¶23-26 above. As previously stated, the named Individual Plaintiff was a prospective renter and Plaintiff Club was also seeking rental housing on behalf of the named Individual Plaintiff ¶¶8 – 26 above. In the instant case, Defendant's office located on the Property is a "facility" in connection with the rental of a dwelling and the on-site rental services provided within the office fall within the FHA statute. In the instant case, the named Plaintiffs both assert that Defendant's failure to remove communication and architectural barriers to permit access to Defendant's on-site rental services contained within the office is a separate, independent, actionable violation of this FHA section § 3604(f)(2), even without reference to the ADA as a predicate. Plaintiffs have alleged that Defendants' Property has overt and obvious physical barriers to access its rental services provided in its on-site office. See ¶¶25 - 26. The 9<sup>th</sup> Circuit *Smith* court stated that the mere observation of overt architectural barriers is actionable. *Smith* at 1104 ["To read an additional standing requirement into the statute beyond mere observation, however, ignores that many overtly discriminatory conditions, for example, lack of a ramped entryway, prohibit a disabled individual from forming the requisite intent or actual interest in renting or

1 buying *for the very reason* that architectural barriers prevent them from viewing the  
 2 whole property in the first instance” (emphasis in original)]. The *Smith* court found  
 3 Defendants liable under this FHA subsection even though that case did not involve  
 4 ADA Title III claims. However, Plaintiffs did not just allege that Plaintiff Club  
 5 observed Defendant’s overt architectural barriers, but Plaintiffs alleged that a  
 6 Plaintiff Club member experienced the barriers, that the named Individual Plaintiff  
 7 had actual knowledge of Defendants’ communication and architectural barriers and  
 8 Plaintiff LEE was deterred from obtaining equal access to Defendant’s office facility  
 9 and its rental services located therein. Defendants also discriminated against  
 10 Plaintiffs by failing to modify its practices and policies to provide access via other  
 11 methods of access to its rental services contained within the office on or off the site.  
 12 Defendant’s failure to remove the architectural and communication barriers to access  
 13 its facilities and the rental services located therein, or to provide an accommodation  
 14 to provide methods of alternate access to the office facility, providing rental services  
 15 constitutes the prohibited discrimination, separately and independently.

16 Additionally, Defendant’s conduct is also prohibited under ADA Title III and  
 17 constitutes a second, separate, independent source of discrimination against Plaintiffs  
 18 in violation of FHA § 3604(f)(2). Since Defendants discriminatory conduct involves  
 19 Defendants’ rental facilities and its rental services located therein, Plaintiffs assert  
 20 any discriminatory conduct found in violation of ADA Title III also constitutes  
 21 prohibited “discrimination” under FHA § 3604(f)(2).

22 CLAIM IV: Discrimination In Violation of 42 § 3604(f)(3)(A and B only)

23 31. Plaintiffs do not make any claim against Defendants for a failure to “design  
 24 and construct” pursuant to § 3604(f)(3)(C). Based on the facts plead at ¶¶ 8 - 26  
 25 above and elsewhere herein this complaint, Plaintiffs suffered discrimination by  
 26 Defendants in violation of FHA sections § 3604(f)(3)(A, B) only. The FHA requires  
 27 that “....[f]or the purposes of this subsection, discrimination includes-- (B) a refusal  
 28

1 to make reasonable accommodations in rules, policies, practices, or services, when  
 2 such accommodations may be necessary to afford such person equal opportunity to  
 3 use and enjoy a dwelling...” 42 § 3604(f)(3)(B). See also *Giebler v. M & B*  
 4 *Associates*, 343 F.3d 1143 (9<sup>th</sup> Cir 2003). Defendants improperly refused Plaintiffs’  
 5 repeated written and other requests for an accommodation to have equal access to its  
 6 rental services.

7 CLAIM V: Discrimination In Violation of 42 § 3604(c) As To NSA

8 32. Based on information, belief, and the facts plead at ¶¶ 8 – 26 above and  
 9 elsewhere herein, Plaintiffs herein alleges that Defendants caused Plaintiffs to suffer  
 10 the injury of discrimination since Defendants violated 42 U.S.C. §§ 3604 (c) with  
 11 respect to its notices, statements, and advertisements (“NSA”). Plaintiffs allege that  
 12 Defendants discriminated against them when Defendants made, printed, or  
 13 published, or caused to be made printed, or published notices, statements, or  
 14 advertisements (“NSA”) that suggest to an ordinary reader a preference to attract  
 15 tenants without disabilities. Defendants' Internet advertising regarding its rental  
 16 services has an unlawful disparate impact on Plaintiffs.  
 17

18 SECOND CAUSE OF ACTION : Violation of California Fair Housing Act

19 33. Failure to Provide Obvious Reasonable Accommodation and Modification:  
 20 Based on information, belief and the facts stated above at ¶¶ 8 – 26 above and  
 21 elsewhere in this complaint, Plaintiffs allege that Defendants refused to make  
 22 reasonable accommodations in rules, policies, practices, or services in violation of  
 23 CA Government Code sections 12927 and 12955.2, when these accommodations  
 24 may be necessary to afford a disabled person equal opportunity to use and enjoy  
 25 Defendants’ rental services. As stated in detail above, Defendants refused to make  
 26 reasonable accommodations with the instant Plaintiffs and discriminated against each  
 27  
 28

1 of them on the basis of disability.

2  
3 THIRD CAUSE OF ACTION AGAINST ALL DEFENDANTS- **Claims Under**  
4 **The Americans With Disabilities Act Of 1990**

5 34. ADA Standing:

6 ADA Title III does cover public and common use areas at housing  
7 developments when these public areas are, by their nature, open to the general  
8 public. An office providing rental services is open to the general public. (See U.S.  
9 Department of Justice - ADA Title III Technical Assistance Section III-1.2000,  
10 Illustration 3, office on or off the site covered). The parking and paths of travel to  
11 the office on or off the site are also covered. *See* Section III–1.2000, ADA Title III  
12 Technical Assistance Manual, <http://www.ada.gov/taman3.html> (“ILLUSTRATION  
13 3: A private residential apartment complex contains a office on or off the site. The  
14 office on or off the site is a place of public accommodation”). *See Kalani v Castle*  
15 *Village, LLC*, 14 F.Supp.3d 1359, 1371 (*E.D.Cal*, 2014)[ citing *Johnson v. Laura*  
16 *Dawn Apartments, LLC*, 2012 WL 33040 at \*1 n. 1 (*E.D.Cal*.2012) (Hollows, M.J.)  
17 (“[t]he leasing office of an apartment is a place of public accommodation.”) . In the  
18 present case, the named Plaintiffs have sufficiently alleged that Defendants have an  
19 office at the Property that provides rental services. Following prior sister Circuit  
20 Courts of Appeals decisions, our Ninth Circuit Court very recently held that an ADA  
21 Plaintiff can be only a “tester” and have standing. *See Civil Rights Education &*  
22 *Enforcement Center v. Hospitality Properties Trust*, 867 F.3d 1093 (9th Cir. 2017)  
23 [the Ninth Circuit *CREEC* court held (1) ADA “tester” standing is valid and a  
24 Plaintiff’s motivation for visit is “irrelevant”, and (2) an ADA “deterrent effect  
25 doctrine” claim does not require a Plaintiff to have a personal encounter with the  
26 barrier to equal access, only to have knowledge of the barrier] citing *Havens Realty*  
27 *Corp. v. Coleman*, 455 U.S. 363, 372–74, 102 S.Ct. 1114 (1982); *Smith v. Pacific*  
28

1 *Properties and Development Corp*, 358 F.3d 1097, 1102-1104 (9th Cir 2004);  
 2 *Chapman v. Pier 1 Imports (U.S.) Inc.*, 631 F.3d 939 (9<sup>th</sup> Cir 2011, en banc);  
 3 *Houston v. Marod Supermarkets, Inc.*, 733 F.3d 1323, 1335–37 (11th Cir. 2013);  
 4 *Colo. Cross Disability Coal. v. Abercrombie & Fitch Co.*, 765 F.3d 1205, 1210–11  
 5 (10th Cir. 2014). In the present case, the named Plaintiffs each have ADA standing.  
 6 Plaintiffs have alleged that Defendants discriminated against Plaintiffs in violation of  
 7 ADA Title III statutes and regulations as detailed further in the ADA claims stated  
 8 below. As a result, the named Plaintiffs have each suffered injury and each seek  
 9 only injunctive and declaratory relief pursuant to their ADA Claims.

10 CLAIM I: **Auxiliary Aids – Failure To Effectively Communicate**

11 35. 42 United States Code 12182(b)(2)(iii) states, "a failure to take such steps as  
 12 may be necessary to ensure that no individual with a disability is excluded, denied  
 13 services, segregated or otherwise treated differently than other individuals because of  
 14 the absence of auxiliary aids and services, unless the entity can demonstrate that  
 15 taking such steps would fundamentally alter the nature of the good, service, facility,  
 16 privilege, advantage, or accommodation being offered or would result in an undue  
 17 burden;..." Based on the facts plead at ¶¶ 8 - 26 above and elsewhere in this  
 18 complaint, Plaintiffs are informed, believe, and thereon allege that Defendants  
 19 violated said provision. Plaintiffs set forth the factual basis for this claim most  
 20 specifically at ¶¶ 13 -14, 16-24 above. The ADA “applies to the services of a place  
 21 of public accommodation, not services *in* a place of public accommodation. To limit  
 22 the ADA to discrimination in the provision of services occurring on the premises of a  
 23 public accommodation would contradict the plain language of the statute.” Nat’l  
 24 Fed’n of the Blind v. Target Corp., 452 F. Supp. 2d 946, 953 (N.D. Cal. 2006)  
 25 (emphasis added) (citing *Weyer v. Twentieth Century Fox Film Corp.*, 198 F.3d  
 26 1104, 1115 (9th Cir. 2000) [holding that “whatever goods or services the place  
 27  
 28

1 provides, it cannot discriminate on the basis of disability in providing enjoyment of  
2 those goods and services”]). An ADA plaintiff may challenge a business’ online  
3 offerings as well. So long as there is a “nexus”—that is, “some connection between  
4 the good or service complained of and an actual physical place”—a plaintiff may  
5 challenge the digital offerings of an otherwise physical business. *See Gorecki v.*  
6 *Hobby Lobby Stores, Inc.*, 2017 WL 2957736, at \*4 (C.D. Cal. June 15, 2017) [Case:  
7 CV 17–1131–JFW (SKx)]. The ADA requires the Defendants to provide effective  
8 communication to the instant Plaintiffs and to people with disabilities. In the  
9 present case, Plaintiffs experienced and have knowledge that Defendants failed to  
10 have a required procedure to provide effective communication. Plaintiffs allege that  
11 Defendants failed to train their staff on the way to use the auxiliary aids. Defendants  
12 did not provide any auxiliary aid and the Defendants did not provide any reasonable  
13 accommodation to the overt and obvious communication barriers, and failed to  
14 respond to Plaintiffs’ requests for accommodation. Plaintiffs are not demanding that  
15 Defendants provide a specific reasonable accommodation or a specific auxiliary aid.  
16 ADA law allows the Defendants to decide what auxiliary aid and reasonable  
17 accommodation will be provided. In this case, however, Defendants failed to  
18 provide any reasonable accommodation for the overt and obvious communication  
19 barriers to equal access to their rental services, failed to provide any auxiliary aid,  
20 and failed to provide any effective communication. Plaintiffs allege that Defendants’  
21 websites provide a contact number for the general public, but Defendants failed to  
22 provide Plaintiffs with the required effective communication using texting or other  
23 alternate means of communication for Plaintiffs and other people with a deaf  
24 condition or a speech condition. Defendants’ conduct discriminates against Plaintiff  
25 Club’s members that have hearing disabilities and Club’s members with speech  
26 disabilities. Defendants are required to provide, on Defendants’ websites, to provide  
27  
28



1 a method to effectively communicate with Plaintiff Club members that have hearing  
2 and speech disabilities, and other people that are deaf or have speech impairments.

3 **CLAIM II: Denial of Participation**

4 36. 42 United States Code 12182(b)(1)(A)(i) states, "It shall be discriminatory to  
5 subject an individual or class of individuals on the basis of a disability or disabilities  
6 of such individual or class, directly, or through contractual, licensing, or other  
7 arrangements, to a denial of the opportunity of the individual or class to participate in  
8 or benefit from the goods, services, facilities, privileges, advantages, or  
9 accommodations of an entity." Based on the facts plead at ¶¶ 8 - 26 above and  
10 elsewhere in this complaint, Plaintiffs are informed, believe, and thereon allege that  
11 Defendants violated said provision. Plaintiffs set forth the factual basis for this claim  
12 most specifically at ¶¶ 20-24 above. Defendants discriminated against Plaintiffs in  
13 violation of 42 United States Code 12182(b)(1)(A)(i) and 42 U.S.C. § 12188.  
14

15 **CLAIM III: Participation in Unequal Benefit**

16 37. Defendants provide unequal benefit for people with disabilities in violation of  
17 42 United States Code 12182(b)(1)(A)(ii) and 42 U.S.C. § 12188. Based on the facts  
18 plead at ¶¶ 8 - 26 above and elsewhere in this complaint, Plaintiffs are informed,  
19 believe, and thereon allege that Defendants discriminated against Plaintiffs in  
20 violation of said provision. Plaintiffs set forth the factual basis for this claim most  
21 specifically at ¶¶ 20-24 above.

22 **CLAIM IV: Separate Benefit**

23 38. Defendants' photographs discriminate against Plaintiffs in violation of 42  
24 United States Code 12182(b)(2)(A)(iii) and 42 U.S.C. § 12188. Based on the facts  
25 plead at ¶¶ 8 - 26 above and elsewhere in this complaint, Plaintiffs are informed,  
26 believe, and thereon allege that Defendants discriminated against Plaintiffs in  
27 violation of said provision. Plaintiffs set forth the factual basis for this claim most  
28

specifically at ¶¶ 20-24 above.

**CLAIM V: Integrated Settings**

39. Defendants' rental services are not integrated for Plaintiffs and people with disabilities in violation of 42 United States Code 12182(b)(1)(B) and 42 U.S.C. § 12188. Based on the facts plead at ¶¶ 8 - 26 above and elsewhere in this complaint, Plaintiffs are informed, believe, and thereon allege that Defendants discriminated against Plaintiffs in violation of said provision. Plaintiffs set forth the factual basis for this claim most specifically at ¶¶ 20-24 above.

**CLAIM VI: Failure To Modify Practices, Policies And Procedures**

40. Defendants failed and refused to provide a reasonable alternative by modifying its practices, policies, and procedures in that they failed to have a scheme, plan, or design to accommodate Plaintiff Club, its Club members, the individual named Plaintiff, and/or others similarly situated in utilizing Defendants' rental services, at its websites and its office at the Property, in violation of 42 United States Code 12182(b)(2)(A)(ii) and 42 U.S.C. § 12188. Based on the facts plead at ¶¶ 8 - 26 above and elsewhere in this complaint, Plaintiffs are informed, believe, and thereon allege that Defendants discriminated against Plaintiffs in violation of said provision. Plaintiffs set forth the factual basis for this claim most specifically at ¶¶ 18-26 above.

**CLAIM VII: Failure To Remove Architectural And Communication Barriers**

41. Plaintiffs allege that Defendants failed to remove architectural barrier and communication barriers as required in violation of 42 United States Code 12182(b)(2)(A)(iv) and 42 U.S.C. § 12182. Based on the facts plead at ¶¶ 8 - 26 above and elsewhere in this complaint, Plaintiffs are informed, believe, and thereon allege that Defendants discriminated against the named Individual Plaintiff in violation of said provision. Plaintiffs set forth the factual basis for this claim most specifically at ¶¶ 8,9,20-24,25,26 above. The named Individual Plaintiff personally

1 reviewed all the information and photographs of Defendants' property. As a result,  
 2 the named Individual Plaintiff has actual knowledge of the physical and  
 3 communication barriers that exist at Defendants' Property. The named Individual  
 4 Plaintiff determined that the physical barriers that exist at Defendants' property,  
 5 directly relate to his disabilities, and make it impossible or extremely difficult for  
 6 him to physically access Defendants' rental services at the Property. The named  
 7 Individual Plaintiff was deterred by his actual knowledge of the physical and  
 8 communication barriers that exist at Defendants' Property which include but are not  
 9 limited to the barriers to facilities for disabled parking, exterior path of travel to the  
 10 office, the office entrance, and office interior, since said Defendants' facilities were  
 11 not accessible because they failed to comply with the Federal ADA Accessibility  
 12 Guidelines ("ADAAG") and California's Title 24 Building Code Requirements. See  
 13 ¶¶ 25 for details. The named Individual Plaintiff had actual knowledge of these  
 14 barriers and determined that it would be futile gesture for him to go to the Property  
 15 on the date that he had originally intended. The named Individual Plaintiff is  
 16 currently deterred from returning due to his knowledge of the barriers. At the end of  
 17 this action, the named Individual Plaintiff intends to return to Defendants' physical  
 18 office on or off the site location to obtain rental information and verify that the  
 19 communication and physical barriers to Defendants' rental services are removed.  
 20 Defendants failure to remove the barriers to equal access constitutes discrimination  
 21 against the named Individual Plaintiff.

22 CLAIM VIII: **Failure To Make Alterations Readily Accessible And Usable**

23 42. Defendants are required to make alterations to their facilities in such a manner  
 24 that, to the maximum extent feasible, the altered portions of the facility are readily  
 25 accessible to and usable by individuals with disabilities, including individuals who  
 26 use devices pursuant to 42 U.S.C. §12183(a)(2). Based on the facts plead at ¶¶ 8 -  
 27 26 above and elsewhere in this complaint, the named Plaintiffs are informed, believe,  
 28

1 and thereon allege that Defendants violated this provision. Plaintiffs allege that  
 2 Defendants altered their facility in a manner that affects or could affect the usability  
 3 of the facility or a part of the facility after January 26, 1992. In performing the  
 4 alteration, Plaintiffs allege that Defendants failed to make the alteration in such a  
 5 manner that, to the maximum extent feasible, the altered portions of the facility are  
 6 readily accessible to and usable by individuals with disabilities, including individuals  
 7 who use devices, in violation of 42 U.S.C. §12183(a)(2).

8 CLAIM IX: **Administrative Methods**

9 43. Plaintiffs are informed, believe, and thereon allege that Defendants contract  
 10 with website providers without making sure that the websites will be accessible to  
 11 people with disabilities in violation of 42 United States Code 12182(b)(1)(B) and 42  
 12 U.S.C. § 12188. Based on the facts plead at ¶¶ 8 - 26 above and elsewhere in this  
 13 complaint, Plaintiffs are informed, believe, and thereon allege that Defendants  
 14 discriminated against the named Individual Plaintiff in violation of said provision.  
 15 Plaintiffs set forth the factual basis for this claim most specifically at ¶¶18-26 above.

16 CLAIM X: **Screen Out**

17 44. Plaintiffs are informed, believe, and thereon allege that Defendants screened  
 18 out Plaintiffs and other people with disabilities in violation of 42 United States Code  
 19 12182(b)(2)(A)(i) and 42 U.S.C. § 12188. Based on the facts plead at ¶¶ 8 - 26  
 20 above and elsewhere in this complaint, Plaintiffs are informed, believe, and thereon  
 21 allege that Defendants discriminated against the named Plaintiffs in violation of said  
 22 provision. Plaintiffs set forth the factual basis for this claim most specifically at ¶¶ 8  
 23 - 26 above. Defendants screened out the named Plaintiffs from its rental services and  
 24 processes, because Defendants failed to remove architectural and communication  
 25 barriers to its website and physical office, failed to provide required effective  
 26 alternate communication methods, and failed to provide required auxiliary aids.  
 27  
 28

1 CLAIM XI: **Denial Of Full And Equal Access**

2 45. Defendants are required to provide full and equal access to Defendants' rental  
 3 services, goods, facilities, privileges, advantages, or accommodations pursuant to 42  
 4 United States Code 12182(b) and 42 U.S.C. § 12188. Based on the facts plead at ¶¶  
 5 8 - 26 above and elsewhere in this complaint, Plaintiffs are informed, believe, and  
 6 thereon allege that Defendants discriminated against the named Plaintiffs in violation  
 7 of said provision. Plaintiffs set forth the factual basis for this claim most specifically  
 8 at ¶¶ 8 - 26 above.

10 CLAIM XII: **Failure To Investigate And Maintain Accessible Features**

11 46. Defendants made repairs and administrative changes which violated ADA and  
 12 its regulations. See ADA Title III Regulations Sec.36.211 Maintenance of accessible  
 13 features. Based on the facts plead at ¶¶ 8 - 26 above and elsewhere in this complaint,  
 14 Defendants failed to provide and then maintain any accessible features in its parking,  
 15 path of travel, office on or off the site services and website rental services. Plaintiffs  
 16 are informed, believe, and thereon allege that Defendants discriminated against the  
 17 named Plaintiffs in violation of this provision.

19 CLAIM XIII: **Association**

20 47. Based on the facts plead at ¶¶ 8 - 26 above and elsewhere in this complaint,  
 21 Plaintiffs are informed, believe, and thereon allege that Defendants discriminated  
 22 against the named Plaintiffs in violation of 42 U.S.C. § 12182(b)(1)(E)

24 **DISCRIMINATORY PRACTICES IN PUBLIC ACCOMMODATIONS**

25 FOURTH CAUSE OF ACTION: ONLY THE INDIVIDUALL NAMED  
 26 PLAINTIFF AGAINST ALL DEFENDANTS - **CLAIMS UNDER CALIFORNIA**  
 27 **ACCESSIBILITY LAWS**

1 CLAIM I: **Denial Of Full And Equal Access**

2 48. Based on the facts plead at ¶¶ 8 - 26 above and elsewhere in this complaint, the  
3 named Individual Plaintiff was denied full and equal access to Defendants' goods.  
4 services, facilities, privileges, advantages, or accommodations within a public  
5 accommodation owned, leased, and/or operated by Defendants as required by Civil  
6 Code Sections 54, 54.1, and specifically 54.1(d). The factual basis for this claim is at  
7 18-28 above.

8 CLAIM II: **Failure To Modify Practices, Policies And Procedures**

9 49. Based on the facts plead at ¶¶ 8 - 26 above and elsewhere in this complaint,  
10 the named Individual Plaintiff was denied full and equal access to Defendants' goods.  
11 Defendants failed and refused to provide a reasonable alternative by modifying its  
12 practices, policies, and procedures in that they failed to have a scheme, plan, or  
13 design to assist Plaintiff Members and/or others similarly situated in entering and  
14 utilizing Defendants' services as required by Civil Code § 54.1. The factual basis for  
15 this claim is at 18-28 above.

16 CLAIM III: **Violation Of The Unruh Act**

17 50. Based on the facts plead at ¶¶ 8 - 26 above and elsewhere in this complaint,  
18 the individual, the named Individual Plaintiff was denied full and equal access to  
19 Defendants' goods. Defendants violated the CA Civil Code § 51 by specifically  
20 failing to comply with Civil Code § 51(f). Defendants' facility violated state  
21 disability laws, the ANSI Standards, A117, and California's Title 24 Accessible  
22 Building Code by failing to provide equal access to Defendants' facilities.  
23 Defendants did and continue to discriminate against Plaintiff Members in violation  
24 of Civil Code §§ 51(f), and 52. The factual basis for this claim is at 18-28 above.

25 **Treble Damages Pursuant To California Accessibility Laws**

26 51. Based on the facts plead at ¶¶ 8 - 26 above and elsewhere in this complaint,  
27 only the named Individual Plaintiff prays for an award of treble damages against  
28

Defendants, and each of them, pursuant to California Civil Code sections 52(a) and 54.3(a). Defendants, each of them respectively, at times prior to and including the day the named Individual Plaintiff attempted patronized Defendants' facilities and rental services, and continuing to the present time, knew that persons with physical disabilities were denied their rights of equal access. Despite such knowledge, Defendants, and each of them, failed and refused to take steps to comply with the applicable access statutes; and despite knowledge of the resulting problems and denial of civil rights thereby suffered by the named Individual Plaintiff. Defendants, and each of them, have failed and refused to take action to grant full and equal access to the individual Plaintiff in the respects complained of hereinabove. Defendants, and each of them, have carried out a course of conduct of refusing to respond to, or correct complaints about, denial of disabled access and have refused to comply with their legal obligations to make Defendants' public accommodation facilities and rental services accessible pursuant to the ADAAG and Title 24 of the California Code of Regulations (also known as the California Building Code). Such actions and continuing course of conduct by Defendants in conscious disregard of the rights and/or safety of the named Individual Plaintiff justify an award of treble damages pursuant to sections 52(a) and 54.3(a) of the California Civil Code.

#### **DEMAND FOR JUDGMENT FOR RELIEF:**

A. All named Plaintiffs seeks injunctive relief pursuant to 42 U.S.C. 3613(c) and 42 U.S.C. § 12188(a). Only the named Individual Plaintiff seeks injunctive relief pursuant to CA Civil Code §52. Pursuant to 42 U.S.C. 3613(c), all Plaintiffs request this court to enjoin Defendants to cease their discriminatory practices in housing rental services, rental housing management services, and for Defendants to implement written policies and methods to respond to reasonable accommodation and reasonable modification requests. Pursuant to 42 U.S.C. § 12188(a), Plaintiffs



1 request this Court enjoin Defendants to remove all barriers to equal access to the  
2 disabled Plaintiffs in, at, or on their facilities, including but not limited to  
3 architectural and communicative barriers in the provision of Defendants' rental  
4 services. Plaintiffs do not seek injunctive relief pursuant to Cal. Civil Code §55 and  
5 Plaintiffs do not seek attorneys' fees pursuant to Cal. Civil Code §55. Plaintiffs do  
6 not seek any relief at all pursuant to Cal. Civil Code §55.

7 B. All named Plaintiffs seek actual damages pursuant to 42 U.S.C. 3613(c).  
8 However, Plaintiff Club only seeks damages for itself. Plaintiff Club does not seek  
9 damages on behalf of its members;

10 C. Only the named Individual Plaintiff seeks recovery of actual damages pursuant  
11 to Cal. Civil Code §§ 52 or 54.3;

12 D. Only the named Individual Plaintiff seeks \$4,000 in minimum statutory  
13 damages pursuant to Cal. Civil Code § 52 for each and every offense of Civil Code §  
14 51, pursuant to Munson v. Del Taco, (June 2009) 46 Cal. 4th 661;

15 E. In the alternative to the damages pursuant to Cal. Civil Code § 52 in Paragraph  
16 C above, only the named individual Plaintiff seeks \$1,000 in minimum statutory  
17 damages pursuant to Cal. Civil Code § 54.3 for each and every offense of Civil Code  
18 § 54.1;

19 F. All named Plaintiffs seek attorneys' fees pursuant to 42 U.S.C. 3613(c)(2), 42  
20 U.S.C. § 12205, and Cal. Civil Code §§ 52, 54.3;

21 G. Only the named individual Plaintiff seeks treble damages pursuant to Cal.  
22 Civil Code §§ 52(a) or 54.3(a);

23 H. The named Plaintiffs are seeking perspective injunctive relief to require the  
24 Defendants to provide obvious reasonable accommodations, to provide the required  
25 auxiliary aids and to modify Defendants' procedures, practices, and policies of the  
26 Defendants in the provision of Defendants' rental services. Without perspective  
27 relief the Plaintiffs will suffer future harm.

- 1 I. All named Plaintiffs seek a Jury Trial and;  
2 J. For such other further relief as the court deems proper.  
3

4 Respectfully submitted:

5 LIGHTNING LAW, APC

6 Dated: December 9, 2022

7 By: /s/David C. Wakefield  
8 DAVID C. WAKEFIELD, ESQ.  
9 Attorney for Plaintiffs  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28